119.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,400 / 705,400
					USE VALUE:	705,400 / 705,400
					ASSESSED:	705,400 / 705,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
320		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUBEDI BINOD
Owner 2:	TIWARI SALU
Owner 3:	
Street 1:	320 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OSULLIVAN EUGENE /ESTATE -
Owner 2:	-
Street 1:	200 BERKELEY ST STE 1
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02116

NARRATIVE DESCRIPTION

This parcel contains 8,439 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1582 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8439.000	234,200		471,200	705,400
Total Card	0.194	234,200		471,200	705,400
Total Parcel	0.194	234,200		471,200	705,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.89 | /Parcel: 445.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76866
GIS Ref	
GIS Ref	
Insp Date	10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,200	0	8,439.	471,200	705,400	705,400	Year End Roll	12/18/2019
2019	101	FV	197,600	0	8,439.	478,000	675,600	675,600	Year End Roll	1/3/2019
2018	101	FV	197,600	0	8,439.	356,800	554,400	554,400	Year End Roll	12/20/2017
2017	101	FV	197,600	0	8,439.	323,100	520,700	520,700	Year End Roll	1/3/2017
2016	101	FV	197,600	0	8,439.	309,700	507,300	507,300	Year End	1/4/2016
2015	101	FV	184,700	0	8,439.	262,500	447,200	447,200	Year End Roll	12/11/2014
2014	101	FV	184,700	0	8,439.	249,100	433,800	433,800	Year End Roll	12/16/2013
2013	101	FV	184,700	0	8,439.	237,000	421,700	421,700		12/13/2012

!9242!

PRINT

Date	Time
12/10/20	23:44:41

LAST REV

Date	Time
09/03/19	13:55:04
apro	
9242	

USER DEFINED

Prior Id # 1:	76866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSULLIVAN EUGEN	70663-143		2/23/2018	Estate/Div	600,000	No	No	4	
DAVIES ELEANOR-	59001-77		5/1/2012	Family	99	No	No		Eugene OSullivan d.o.d. 3/7/2016 bk 70056 pg
DAVIES ELEANOR	24006-445		12/7/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2019	365	Insulate	6,700	C				
4/6/2018	381	Re-Roof	3,000	C				
5/14/2001	285	Re-Roof	3,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Meas/Inspect	HS	Hanne S
4/6/2009	Measured	197	PATRIOT
2/18/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8439		Sq. Ft.	Site		0	70.	0.80	5									471,219						471,200	

Total AC/HA:	0.19373	Total SF/SM:	8439	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	471,219	Spl Credit		Total:	471,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31371689
Const Adj.:	0.99742496
Adj $ / SQ:	137.585
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339469
Depreciation:	105236
Depreciated Total:	234234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

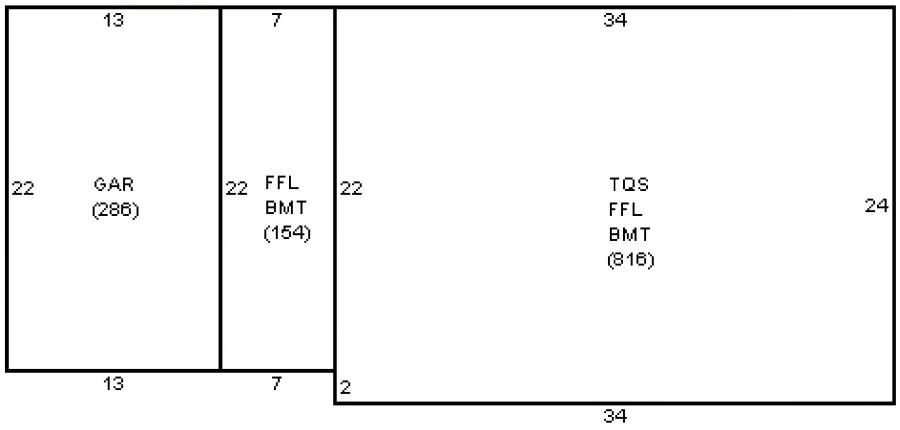
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.59
Special Features:	0	Val/Su Net:	82.52
Final Total:	234200	Val/Su SzAd	148.04

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	970	41.280	40,037
FFL	First Floor	970	137.590	133,458
TQS	3/4 Story	612	137.590	84,202
GAR	Garage	286	23.680	6,773

Net Sketched Area:	2,838			Total:	264,470
Size Ad	1582	Gross Are	3042	FinArea	1582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	